

Land Use	Adjusted Gross Acreage*	Density	Dwelling Units
VHR (22~32 DU/AC)	38 AC	32 DU/AC	1,213 DU
HR (15~22 DU/AC)	181 AC	19 DU/AC	3,450 DU
MR (8~15 DU/AC)	152 AC	10 DU/AC	1,523 DU
LMR (4.5~8 DU/AC)	45 AC	5.4 DU/AC	246 DU
LR (<4.5 DU/AC)	48 AC	3.5 DU/AC	169 DU
Storm Water Quality (4% of Residential Acreage)	20 AC		
Subtotal	484 AC		6,600 DU
Employment***	276 AC		4,600k SF
Storm Water Quality (4% of Employment Acreage)	12 AC		
Retail	12 AC		125k SF
Warehouse (Existing)	5 AC		94k SF
Mixed Use	24 AC		205k SF
Fire Training Center	5 AC		
School	10 AC		
Community Facilities (Village Clubs, Rec. Center, Fire Station, District Club, Community Center, Library)	7 AC		
Water Treatment Facilities	20 AC		
Train Station	7 AC		
Park/Linear Park/Open Space			
Wetlands			
Detention/Re-Use Basin			
Mitigation Bank/Vernal Pool Conservation			
Greenbelt/Conservation Area			
Rail Museum Rail ROW			
Open Space East of Vanden			
+++++ Rail			
● Signalized Intersections			
North Area Residential			3,012 DU**
South Area Residential			3,588 DU

\* Adjusted Gross acreage shown in table. Addition local streets shown on plan to illustrate design intent.

\*\* Does not include 200 possible DU on Vacaville Water Treatment Site.

\*\*\* Employment acreage not to exceed 300 acres.

